

# \$1,300,000 - 3105, 4250 109 Avenue Ne, Calgary

MLS® #A2196612

**\$1,300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Country Hills, Calgary, Alberta

Seize this rare opportunity to own a fully built-out and equipped medical bay in one of NE Calgary's most sought-after locations. This turn-key clinic is designed for seamless operations, featuring a modern and functional layout, ideal for medical or other healthcare professionals. This is a property-only sale—business is not included. Perfect for an owner-user or investor looking to secure a high-quality medical space in a growing area.

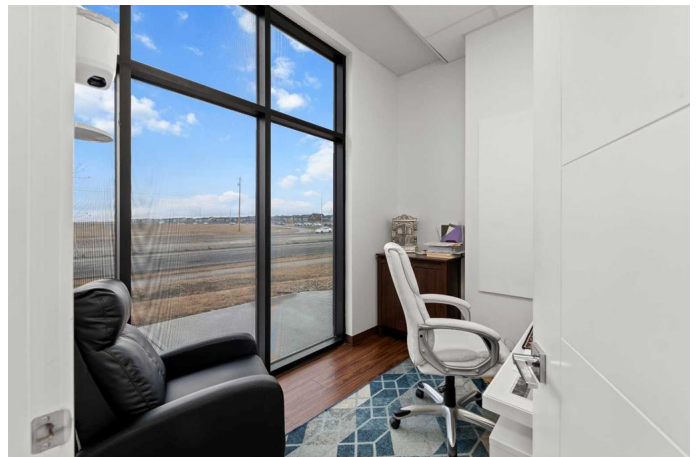
Built in 2019

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2196612    |
| Price      | \$1,300,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2019        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3105, 4250 109 Avenue Ne |
| Subdivision | Country Hills            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N 1M7                  |



**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 65                  |
| Zoning         | I-C                 |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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